
Part XX

Mountain Empire Subregional Plan

San Diego County General Plan

Adopted
January 3, 1979
GPA 78-03
Amended
January 11, 1995
GPA 95-01

Statement of Intent	1
Chapter 1 – Community Character	2
Chapter 2 – Land Use	3
General	3
Residential	4
Commercial	6
Industrial	8
Agricultural	10
Specific Plan Areas	10
Chapter 3 – Housing	14
Chapter 4 – Circulation	16
Chapter 5 – Public Facilities and Services	17
Chapter 6 – Conservation	17
Environmental Resources	17
Chapter 7 – Recreation	18
Chapter 8 – Energy Conservation	23
Chapter 9 – Scenic Highways	24
Policy Code Explanation	25

CERTIFICATE OF ADOPTION

I hereby certify that this Plan, consisting of a map and this text, as amended by General Plan Amendment (GPA) 95-01, Item 2, is the **Mountain Empire Subregional Plan**, Section II, Part XX, of the San Diego County General Plan, and that it was considered by the San Diego County Planning Commission on the 28th day of October, 1994.

Edward J. Ferraro, Chair

Attest:

Robert R. Copper, Secretary (Acting)

I hereby certify that this Plan, consisting of a map and this text as amended by General Plan Amendment (GPA) 95-01, is the **Mountain Empire Subregional Plan**, Section II, Part XX, of the San Diego County General Plan, and that it was adopted by the San Diego County Board of Supervisors on the 11th day of January 11, 1995.

Dianne Jacob, Chairwoman

Attest:

Thomas J. Pastuszka, Clerk of the Board

Text

Adopted January 3, 1979, GPA 78-03
Latest Amendment January 11, 1995, GPA 95-01

A complete history of the amendments to this Plan, both map and text, is available at the Department of Planning and Land Use.

MOUNTAIN EMPIRE SUBREGIONAL PLAN

TABLE OF CONTENTS

	<u>PAGE</u>
STATEMENT OF INTENT.....	1
1. COMMUNITY CHARACTER.....	2
2. LAND USE	3
- General.....	3
- Residential.....	4
- Commercial	6
- Industrial.....	8
- Agricultural	10
- Specific Plans.....	10
3. HOUSING	14
4. CIRCULATION	16
5. PUBLIC FACILITIES AND SERVICES.....	17
6. CONSERVATION.....	17
- Environmental Resources	17
7. RECREATION.....	18
8. ENERGY CONSERVATION.....	23
9. SCENIC HIGHWAYS	24
POLICY CODE EXPLANATION.....	25

MOUNTAIN EMPIRE SUBREGIONAL PLAN

STATEMENT OF INTENT

A goal is a purpose or ultimate end towards which effort is directed. It represents a value to be sought which is general and timeless.

A policy is a principle which guides the allocation of County resources towards prescribed outcomes consistent with the goals.

The goals and policies which follow reflect a thoughtful analysis of the Mountain Empire Subregion and are a statement by the citizens and the Board of Supervisors as to the kind of total living environment that should be achieved.

It is recognized that legal and economic limitations may hinder the complete attainment of these goals. The fact that the goals may not be completely achieved should in no way hinder every effort to achieve them to the greatest extent possible.

The Land Use Categories and Designations contained in this subregional plan are consistent with those found in the Regional Land Use Element of the General Plan. This element can be referred to for complete descriptions and definitions of these Land Use Categories and Designations.

There are ten other elements of the General Plan besides the Regional Land Use Element. They are Housing, Circulation, Safety, Seismic Safety, Scenic Highways, Open Space, Recreation, Noise, Conservation and Energy. These subject areas provide the basic structure by which this community plan is organized.

Each chapter of the community plan represents a subject area which coincides with an adopted element of the General Plan. The purpose of addressing these elements within the community plan is to ensure that the goals and policies formulated by the Community will be compatible with those found in the General Plan, or, if conflicts exist, they can be readily identified and reconciled. In addition, some policies found in the General Plan elements can be more relevant for one community than for others, and further elaboration or refinement may be appropriate in one case while in another the existing policies might be adequate.

The policies contained in this community plan should be regarded as applications of broad General Plan policies which are designed to fit the specific or unique circumstances existing in the individual communities. Where the existing element adequately addresses an individual community's situation, the subject area may be omitted or a notation to reference the element may be included so that the adopted goals and policies relating to the subject area may be taken into account.

1. COMMUNITY CHARACTER

GOAL

ENCOURAGE THE DEVELOPMENT OF LAND IN A MANNER THAT REINFORCES THE UNIQUE IDENTITY OF THE MOUNTAIN EMPIRE SUBREGION AND ITS COMMUNITIES.

FINDINGS

The Mountain Empire Subregion contains six areas with their own unique identities, but they are similar in many natural characteristics such as topography, water resources, and environment. These areas are Tecate, Potrero, Boulevard, Campo, Jacumba and the remainder of the plan area.

Because it is a port of entry, the Tecate area has certain land uses which are unique. Its proximity to Tecate, Mexico, has given rise to intensive uses which are generally nonresidential and which have been established without the benefit of a Country Town Regional Category or a Specific Plan.

The Potrero area has unique natural characteristics such as: excellent air quality; a gently sloping valley floor bisected by Potrero Creek; the surrounding mountains which offer view sites of the valley; and proximity to the border and a growing Tecate, Mexico.

The Campo area consists of three clusters of development. Campo, Lake Morena and Cameron Corners have historically been rural in character. The need to provide services and to house the population has not, as yet, presented a threat to the rural life style.

The Boulevard area developed as a linear, highway-oriented community and that orientation has been altered by the construction of Interstate 8. As a result, there now is a need to reassess the existing land use pattern. Due to easy accessibility to Interstate 8 and its link to the metropolitan area, new growth may occur in this rural area.

Jacumba is unique in both its natural and manmade settings and has a long history of human occupation. These natural attributes - hot springs, desert environment, and clean air - attracted many residents and brought about the town's development.

The northern portions of the Subregion consist primarily of lands such as the Anza Borrego State Park, agricultural preserves and other public lands. There exists very little pressure to urbanize and no significant growth is anticipated.

POLICIES AND RECOMMENDATIONS

1. Request that CalTrans improve community identity by providing signing that contains the name of Boulevard at the freeway off-ramp entrances to that community. [T]
2. Development proposals within Country Towns should avoid the removal of mature trees. [R]

2. LAND USE ELEMENT

GENERAL GOAL

PROVIDE A LAND USE PATTERN CONSISTENT WITH THE SUBREGIONAL POPULATION FORECAST.

FINDINGS

The Mountain Empire Subregion is expected to grow from its present population of approximately 3,600 to some 10,500 persons by the year 2005. There is a need to provide sufficient land area and density to accommodate this projected growth within the Subregion. The distribution of this population projection will likely result in the following pattern:

Tecate, approximately 255 persons
Potrero, approximately 660 persons
Campo, approximately 3,700 persons
Boulevard, approximately 2,100 persons
Jacumba, approximately 3,800 persons

All residents of the Mountain Empire Subregion are aware of the importance that must be given to protecting the unique quality of the area's natural resources. Existing trees, rock outcroppings, hillsides, and meadows are significant resources that contribute to the character and beauty of the Subregion.

The Mountain Empire Subregion is totally dependent on groundwater resources; surface runoff is meager and too variable to be used as a water supply and importation of water is not a viable option for the foreseeable future. The availability of groundwater varies from community to community but, generally, future development will require eight (8) acre minimum lot sizes to ensure long term availability of groundwater.

There have been increased demands on law enforcement agencies along the international border in recent years and a greater need for law enforcement and fire protection activities is anticipated in future years.

POLICIES AND RECOMMENDATIONS

1. The landforms of the Subregion are an important environmental resource that should be respected in new development. Hillside grading shall be minimized and designed to blend in with the existing natural contours. [R]
2. Create a buffer area of one hundred and fifty (150) feet in width along the international boundary line inclusive of the existing sixty-foot (60') Public Reserve owned by the Federal Government. [R]
3. Apply a ninety (90') foot setback within which no new permanent building may be built northerly of the existing (60') foot Public Reserve line. Where such ninety (90') foot setback can be shown to adversely impact a property, the owner may apply for a waiver from complying with the setback as provided for in Section 7060 of The Zoning Ordinance. [P]

RESIDENTIAL GOAL

PROVIDE A LAND USE PATTERN WHICH WILL ACCOMMODATE THE FORECAST POPULATION INCREASE WHILE RETAINING THE RURAL CHARM OF THE PRESENT LIVING ENVIRONMENT.

FINDINGS

The Mountain Empire Subregion is generally characterized by large lot single family residential development outside the Country Towns, and generally undeveloped meadows, open spaces and hillsides. The ability to experience large open spaces and views to distant hills is essential to preserving the Subregion's present quality of life.

POLICIES AND RECOMMENDATIONS

1. Apply the Country Town Regional Land Use Category to each of the historically significant settlements in this subregional area. [P]

Existing Country Towns:	Proposed Country Towns:
Campo, Jacumba, Lake Morena	Boulevard, Cameron Corners, Potrero, Tecate
2. Preserve the rural atmosphere of the Subregion by blending roads into the natural terrain. [R]
3. Maintain the existing rural life style by continuing the existing pattern of residential and agricultural uses on large lots outside of the Country Town Regional Category. [P]
4. Provide for a land use pattern in accordance with Board of Supervisors Groundwater Policy I-77 which is characterized by large lot sizes (5, 8 or larger acre minimum where appropriate). [P]

5. All development proposals shall demonstrate a diligent effort to retain significant existing natural features characteristic of the community's landscape. Existing topography and landforms, drainage courses, rock outcroppings, vegetation and views shall be incorporated, to the maximum extent feasible, into the future development of the land. [R]
6. Residential site design shall avoid: [R]
 - level grading of entire lots without respect for existing landforms or neighboring developments;
 - removal of oaks without careful consideration;
 - blocking existing significant views through the property and within the property;
 - diverting natural drainage patterns unless no other alternative is available; and
 - creation of a landscape foreign to that of surrounding sites.
7. Landscaping should emphasize the use of natural drought resistant plant materials.
8. Minimize the visual impacts of hillside developments with buildings, retaining walls and other improvements deferring to the natural landforms and kept to as low a profile as possible. [R]
9. Graded hillsides should approximate the surrounding natural hills. Slope blanks should be softened by contoured grading of fill at the top and toe of the slope. [DPW]
10. Waive concrete curbs, gutters, and sidewalk requirements in new subdivisions to ensure compatibility with existing rural developments. [DPW]
11. Preserve open space areas such as steep slopes and canyons, floodplains, agricultural lands, meadows and unique scenic views and vistas by clustering residential development away from such areas through the clustering provisions of Regional Land Use Element Policy 1.4; and the lot size averaging and planned development provisions of The Zoning Ordinance. Clustering of residential development, however, is prohibited on FCI affected lands as stipulated in the (23) National Forest and State Parks Land Use Designation in the Land Use Element. [R]
12. Buffer residential areas from incompatible activities which create heavy traffic, noise, lighting, odors, dust and unsightly views. [R]

13. Avoid all extensive or severe grading to preserve the natural terrain. [DPW]

COMMERCIAL GOAL

PROVIDE FOR THE ORDERLY GROWTH OF BUSINESS AND PROFESSIONAL SERVICES AND OPTIMIZE CONVENIENCE FOR LOCAL AND HIGHWAY-RELATED SHOPPING NEEDS.

FINDINGS

Commercial businesses are generally concentrated in the Country Towns where they are located in small neighborhood shopping centers or are contiguous to one or more businesses.

There exists a need to promote further concentration of commercial uses in most communities within the Subregion.

The amount of commercial acreage provided in each community is based upon the size of the forecasted support population and the recognition that, for the foreseeable future, most properties in the Subregion will be served by individual septic systems and wells.

POLICIES AND RECOMMENDATIONS

1. Protect areas designated for commercial development from encroachment by incompatible non-commercial uses. [R]
2. Discourage requests which may lead to mixed residential in commercial areas except those residential uses which are secondary to a commercial use. [R]
3. Upgrade existing "strip" commercial by providing landscaping and clearly defined parking and access areas. [R]
4. To create shade for the comfort of pedestrians, design the south-facing facades of businesses to include arcades, porches or trellised walkways. [R]
5. Cooperate with the Federal and State Governments at the time the Port of Entry at Tecate is redesigned. [R]
6. Create nodes of commercial development at major intersections and Highway 8 offramps. [R]
7. Ensure that business sites are of adequate size to provide offstreet parking. [P]
8. Limit new commercial uses to sites within the Country Town Regional Category excepting highway-related uses. [P, R]

9. In order to ensure the long-term quality and availability of groundwater in the Tecate area, a water and sewer district needs to be established before properties designated Commercial on the Plan Map can be fully developed. [GEN]
10. Apply the R.C. (Residential Commercial) Use Regulation to properties in the Tecate Planning Area designated as Commercial on the Plan to allow limited commercial uses until said properties connect to a water and sewer district. [P]
11. In the Tecate Planning area, a property must be connected to a water and sewer district before being considered for a Rezone to a Commercial Use Regulation. [R]
12. Soften the visual impact of parking areas by screening all parking areas from street view, by interrupting continuous rows of parking spaces with planting and by creating planted canopies over parking areas to lessen heat build-up. [R]
13. Parking lots for Commercial uses may utilize permeable surfacing materials such as gravel or decomposed granite in order to minimize surface runoff and maximize groundwater recharge. [R]
14. Commercial parking areas adjacent to residentially-zoned property must be completely screened from view of the residential property with a 72 inch high solid fence, wall, hedge or other dense plant material. The following plant species would be appropriate if a vegetative screening is to be utilized: [R]
 - a. San Diego Mountain Mahogany (Cercocarpus minutiflorus); 4'-15'.
 - b. Toyon (Heteromeles arbutifolia); 8'-15' with flowers and berries.
 - c. Hollyleaf cherry (Prunus ilicifolia); 8'-20' with flowers and berries.
 - d. California scrub oak (Quercus dumosa); 8'-10'.
 - e. Coffeeberry (Rhamnus California); 5'-15' with flowers and berries.

To provide an effective screening these plants should be planted 4-5 feet apart. These suggested plants are all native evergreens which naturalize after two growing seasons (2 winters). They will require water during the summer in order to ensure adequate adaptation, and are not effective in areas which are over 4,000 feet in elevation.

INDUSTRIAL GOAL

PROVIDE A LAND USE PATTERN WHICH WILL PERMIT THOSE KINDS OF INDUSTRIAL USES WHICH WILL NOT DETRACT FROM THE RURAL CHARM AND LIFESTYLE OF THE SUBREGION.

FINDINGS

Parcel size and transportation and utility service availability are typical constraints to industrial development. As a result, the Mountain Empire Subregional Plan Area is not expected to attract much general industrial development.

Existing industrial development is generally characterized by open storage and parking areas that are not landscaped or screened from the street or neighboring properties.

Additional industrial development is not compatible with the goal of maintaining the rural character of the Subregion. The Tecate Country Town is an important exception. Tecate is located across the international border from Tecate, Mexico, which has a population of approximately 70,000. Such a support population with its large, highly competitive labor pool presents many opportunities for business and industry.

The east and west water basins that drain into Tecate can support a level of water use equivalent to what is needed for approximately 500 dwelling units.

POLICIES AND RECOMMENDATIONS

1. Preserve those existing industries which are compatible with a rural lifestyle. [GEN]
2. New industrial development should be clean, non-polluting and complementary to a rural area. [GEN]
3. Industrial development in Tecate should not adversely affect the excellent air quality of the Potrero area. [R]
4. Protect areas designated for industrial use from encroachment by incompatible, non-industrial uses. [R]
5. In order to ensure the long-term quality and availability of groundwater in the Tecate area, a water and sewer district needs to be established before properties designated Industrial on the Plan can be fully developed. [GEN]
6. New industrial development should consider all views into the property from public streets, adjacent properties and residences on nearby hills. [R]

7. Concentrate future industrial development in those Country Town areas already designated for industrial uses. [R]
8. Apply heavy industrial designations sparingly to avoid uses which can create noise, dirt, air pollution, other forms of pollution, and congestion. [P]
9. Apply the M50 (Basic Industrial) Use Regulation to properties in the Tecate Planning Area designated as Industrial on the Plan to allow limited industrial uses until said properties connect to a water and sewer district. [P]
10. In the Tecate Planning Area no Rezone to the M52, M54, M58 or Commercial Use Regulations will be allowed without proof that properties have been connected to a water and sewer district. [R]
11. Deny future industrial or commercial development which adversely impacts the Mountain Empire Subregional area, such as wind turbine generators, for any of the following reasons: [R]
 - a) Safety of the general public;
 - b) Unmitigated visual impact on the rural environment;
 - c) Noise pollution emanating from the site exceeding 65 (decibels) dBs at the property line, as it creates great human discomfort and adversely affects the tranquillity of the rural environment;
 - d) Such development may lead to the economic devaluation of contiguous properties.
12. Upgrade existing industrial developments by providing landscaping and clearly defined parking and access area; and soften the visual impact of parking areas for new development by providing landscaped screening and by interrupting continuous rows of parking spaces with plantings of shade trees. [R]
13. Parking lots for industrial uses may utilize permeable surfacing materials such as gravel or decomposed granite in order to minimize surface runoff and maximize groundwater recharge. [R]
14. Industrial parking areas adjacent to residentially-zoned property must be completely screened from view of the residential property with a 72 inch high solid fence, wall, hedge or other dense plant material. [R]
15. Large unbroken expanses of wall shall be avoided. If this is not possible, architectural details and/or landscaping shall be utilized to soften straight unbroken facades. [R]

AGRICULTURAL GOAL

ENCOURAGE THE EXPANSION AND CONTINUANCE OF AGRICULTURAL USES IN THE SUBREGION.

FINDINGS

While the Subregion is essentially rural in character, the topography, lack of water and poor soil quality offer little opportunity for instituting any large scale agricultural operations. The most significant agricultural enterprise, in the past, has been at the Ketchum Ranch near Jacumba, but this has ceased operation and it is currently planned for development as a residential project under a Specific Plan.

Small scale agricultural opportunities are scattered throughout the Subregion. There are some orchards, chicken ranches and grazing operations; however, any expansion or increase in the number of these within the foreseeable future is unlikely.

There are currently 246 acres of Agricultural Preserves in the Subregion.

POLICIES AND RECOMMENDATIONS

Study and determine the possible benefit from promoting agricultural uses in the Subregion. [I]

SPECIFIC PLAN AREAS

KETCHUM RANCH SPECIFIC PLAN AREA

The Ketchum Ranch Specific Plan proposes a multi-use concept, a residential community and recreational and visitor-oriented commercial uses on approximately 1,300 acres next to Jacumba. The proposed Specific Plan would be developed in two (2) phases.

Phase 1 would develop the southern 653 acres of the Ranch, within the Jacumba Country Town, with 1,110 units and various support and neighborhood commercial and recreational uses which may include: a golf course, equestrian trails, club house, tennis courts, swimming pools and other residential-orientated recreational uses. Phase 1 would also include a sewage treatment facility, and may include a hotel and visitor-serving recreational uses in the northern portion of the Specific Plan Area. The proposed sewage treatment facility and trunklines shall be sized to serve future residents of the Ketchum Ranch Specific Plan Area and existing residents of Jacumba Country Town.

Phase 2 would develop the northern 694 acres with residential, and light industrial and commercial uses. Phase 2 would be deferred for a minimum of three years or until the Jacumba Country Town is expanded to include the northern portion of the Ranch.

The Ketchum Ranch Specific Plan proposal shall create a community in harmony with the existing town of Jacumba and provide services to the existing residents of Jacumba. It will also be sensitive in its design to the natural and historical resources of the Jacumba area. Adequate provisions shall be made to prevent periodic flooding originating at the Mexican border.

BIG COUNTRY SPECIFIC PLANNING AREA (0.25)

Description of Area

Big Country Specific Planning Area 0.25 includes 3,455 acres, 2,280 acres of which are owned in fee and the balance of which is under purchase agreement by Big Country Development Corporation. This holding comprises all the contiguous, privately held property at the north end of Ribbonwood Road (SA 210), approximately 2.4 miles north of Interstate 8 Freeway and the communities of Boulevard, Live Oak Springs and Jacumba.

Project Background

The original Big Country Specific Plan (SP 83-06) was approved by the Board of Supervisors to allow 296 residential estate homesites on the aforesaid 2,280 acre fee ownership. A Zone Reclassification to the S88 Use Regulation was also granted along with approval of Tentative Subdivision Map TM 4437. Subsequently, under new ownership the property has been enlarged, as noted above, to complete a logical planning area bounded by Bureau of Land Management and Indian Reservation lands. The Big Country Specific Planning Area (0.25) also controls an adjacent 16,000 acres under grazing lease from the Bureau of Land Management.

Project Description

The original Big Country Specific Plan was approved with exclusively residential estate homesites serviced by individual wells and septic waste disposal systems. The proposed new project includes provision of recreational and transient habitation facilities in addition to permanent residential uses. A variety of residential styles is planned along with additional lakes, an equestrian center, riding and hiking trails and commercial uses adequate to serve the new recreation oriented concept for Big Country Specific Planning Area (0.25).

Conditions

The Specific Planning Area shall be developed under the following conditions.

A. General

1. Maximum overall average residential density will be 0.25 dwelling units per acre since all of the property is designated (18) Multiple Rural Use and has an overall slope of less than 25%.

2. All goals, objectives and policies of the Mountain Empire Subregional Plan shall apply.
3. Design of residential and non-residential uses shall include provisions to mitigate nuisance factors that could impact residential development both within and adjacent to this project.

B. Specific

1. Residential

- a. Careful attention shall be given to harmony of residential use types, their design and locations, with existing homesites near and adjacent to the southerly portion of the development.
- b. Design of homesites should be such that landscaping and building locations blend with natural terrain features and compliment the rustic rural character of the area.

2. Commercial

- a. Neighborhood commercial activities at appropriate scale shall be located along collector roads.
- b. Commercial recreation facilities shall be located with care to minimize impacts to residential uses both within and adjacent to Big Country. While such uses may be complimentary to uses allowed within the adjacent Lark Canyon offroad vehicle and camping area, no offroad vehicle uses will be allowed within Big Country. If direct access is provided to the Lark Canyon use area, it shall be designed and operated so as to avoid the intrusion of offroad vehicles on private property.
- c. Animal husbandry uses in conjunction with the Bureau of Land Management grazing lease shall be perpetuated through design of suitable ranch estate homesites contiguous to adjacent leased lands.

3. Conservation

- a. Project design shall conserve significant natural resources as identified in the Environmental Impact Report (EIR) through open space, recreation use areas or other appropriate means.
- b. A system of open space linkages and buffers and archaeological preservation areas shall be provided within the specific planning area.

4. Public Facilities

- a. Design shall be such that implementation of public facilities including roads, sewers, water, etc., shall be provided as necessary with a minimum of grading.
- b. The Specific Plan shall include the means by which all necessary public facilities shall be financed and provided including:
 - 1) transportation access, including roads and their drainage improvements;
 - 2) liquid and solid waste collection, treatment and disposal;
 - 3) public school facilities;
 - 4) fire protection;
 - 5) parks; and
 - 6) any other public facilities and services necessary to fulfill the requirements of public agencies affected by the Specific Plan.

LAZARE SPECIFIC PLAN AREA

If the Specific Plan for this area is adopted:

1. All Specific Plan proposals shall be presented to the residents of Jacumba for review at a Jacumba Sponsor Group Meeting.
2. New development shall be compatible with the historical character and scale of the existing Jacumba Country Town.
3. Two nearby faults make this Specific Plan Area (SPA) susceptible to geologic hazards due to earthquakes. A site-specific geologic study should be conducted which would recommend methods of mitigating such impacts.
4. Cluster development to avoid the steep and rocky areas in the western and northwestern portions of the SPA.
5. Minimize grading on steep and rocky slopes.
6. Conduct a site-specific archeological study. This study should recommend preservation measures, and where applicable, should map, collect, excavate and analyze artifacts. Development should avoid recognized sites as much as possible.
7. Provide for the preservation of the three significant historical sites located in the SPA. At least one site should be preserved as is, while the other two

might be integrated into a viable redevelopment theme.

8. Install a package sewer treatment plant capable of handling the waste product of the SPA, or connect the development to the treatment plant proposed for the Ketchum Ranch SPA.

3. HOUSING

GOAL

ENSURE THAT ADEQUATE, AFFORDABLE SHELTER IS PROVIDED FOR ALL RESIDENTS OF THE MOUNTAIN EMPIRE SUBREGION IN A WAY THAT IS CONSISTENT WITH ITS RURAL CHARACTER.

FINDINGS

The Housing Element of the General Plan sets forth goals, policies and action programs which are designed to adequately provide for the housing needs of all economic segments of the County. In most cases the policies and action programs are targeted toward the larger, more urbanized communities; however, there are some policies which involve issues affecting all parts of the County.

Housing for low-income households and emergency housing for the homeless are of regional concern but such housing has been traditionally provided in the more urbanized sections of the County. However, as the communities in the Mountain Empire Subregion grow or as socioeconomic changes occur, problems could arise if housing for these groups is not planned.

It is anticipated that the housing needs of households with incomes at or below 80% of the median in the Subregion will be met through a planned expansion in the supply of manufactured housing. Policy 3.8 of the Regional Land Use Element of the General Plan provides for the location of mobilehome parks in rural areas at urban densities. Associated with this policy is Board of Supervisors Policy I-101 which is intended to aid staff and the developer in identifying significant issues prior to the initiation of a "3.8" application.

The Housing Element, utilizing data compiled by San Diego Association of Governments (SANDAG), provides estimates on how many more housing units would be necessary to meet the demands of the Subregion's growing population up to the year 2000. The demand for additional multi-family housing units for the communities in the Subregion is forecast as follows:

Potrero	8 units
Campo	27 units
Boulevard	14 units
Jacumba	10 units

While these do not appear to be significant increases, changes to the Plan Map should be made to parcels appropriate for multi-family residential use in order to accommodate this projected need.

The lack of adequate housing for the County's farm workers is of great concern; however, the Subregion does not have significant labor- intensive agricultural activities.

POLICIES AND RECOMMENDATIONS

1. Take those steps necessary to ensure that the private sector is able to provide for the housing needs of the Subregion's low and moderate income households. [P]
2. Designate appropriate parcels within the Subregional communities for multi-family or mixed use development. [P]
3. Identify and inventory areas with underused infrastructures when revising this subregional plan. This could be instrumental in minimizing housing costs, as well as actualizing economics from infilling. [P]
4. Study and determine if there is a need for farm employee housing in the Subregion. [I]
5. Study and determine if there is a need for creating emergency housing for the homeless in the Subregion. [I]
6. Provide incentives for builders or developers to voluntarily incorporate energy conservation features, which go beyond the State Title 24 mandated measures or which address different areas, in new residential construction or during improvements to existing housing. [R]
7. If a project is in conformance with the General Plan and if the Subregion has had a certified EIR done for it, then the EIR may be used as a master environmental assessment. This would provide the applicant with a central source of current information on potential regional impacts, including the cumulative and growth inducing impacts of the project, making it necessary to address only site specific impacts. [P, R]
8. Modify and update building codes and standards so that they reflect current housing needs, and eliminate or reduce unnecessary or outmoded restrictions. [B]
9. The demand for low income housing anticipated for the Potrero Valley Planning Area can be accommodated at the Picnic Lake Trailer Park. [I]

4. CIRCULATION

GOAL

IMPROVE THE TRANSPORTATION SYSTEM TO PROVIDE FOR SAFE AND EFFICIENTLY MAINTAINED TRAVEL THROUGHOUT THE SUBREGION WHILE MAINTAINING THE RURAL ATMOSPHERE AND NATURAL BEAUTY OF THE AREA.

FINDINGS

Transportation facilities have significant design, location, and environmental impacts on Community Character.

Primary access to the Mountain Empire Subregion is provided by Interstate 8, a limited access freeway with interchanges at:

- Buckman Springs Road;
- Cameron Road and Old Highway 80;
- Crestwood Road and Old Highway 80; and
- Ribbonwood Road (Highway 94) and Carrizo Gorge Road.

Secondary access to the Subregion is provided by Highway 94 and Old Highway 80 which serve to connect the Country Towns of the Subregion.

Buckman Springs Road is the principal north-south access road within the Subregion.

The current road network can accommodate the existing and planned increases in population without encountering capacity problems. Large portions of the Subregion are not served by roads. Access to public lands is not required; and, for those areas in private ownership, local roads will be built as development occurs. In general, traffic volumes generated by existing and proposed land use designations will not warrant any addition to, or expansion of, Circulation Element roads.

Some sponsor groups have identified traffic safety and parking problems within their communities which should be addressed.

POLICIES AND RECOMMENDATIONS

1. Discourage onstreet truck parking in the Country Town areas. [GEN]
2. Request CalTrans to prohibit trucks one ton and over from parking on State Highway 188. [DPW]
3. Consider prohibiting trucks of one ton and over from parking on Thing and Emery Roads in Tecate. [DPW]
4. Request CalTrans to study the safety aspects of Highway 94 in the vicinity of Tecate Road. [DPW]

5. PUBLIC FACILITIES AND SERVICES

GOAL

PROVIDE THE FACILITIES AND LEVEL OF SERVICE NECESSARY TO SATISFY THE NEEDS OF THE SUBREGION.

FINDINGS

San Diego Gas and Electric (SDG&E) maintains a 69 KV overhead transmission line that runs through the middle of the Boulevard planning area. In addition, the Southwest Powerlink transmission line runs west and east through the entire Subregion. SDG&E has substation facilities located in Boulevard and Cameron Corners. It is possible that development within the vicinity of these power transmission facilities can have an effect upon SDG&E's ability to patrol, maintain, and repair them.

POLICIES AND RECOMMENDATIONS

1. Maintain unobstructed access to and along the path of existing power transmission facilities and lines.
2. Any proposed grading, improvements or other encroachments to the substation or transmission rights-of-way must be reviewed by SDG&E.
3. Any alteration of drainage patterns affecting the substation or transmission line rights-of-way should be reviewed and approved by SDG&E.
4. Uses proposed for property adjacent to substations or transmission line rights-of-way should be reviewed for possible impacts to the power facilities and vice versa.

6. CONSERVATION

ENVIRONMENTAL RESOURCES GOAL

ENSURE THAT THERE IS CAREFUL MANAGEMENT OF ENVIRONMENTAL RESOURCES IN THE AREA IN ORDER TO PREVENT WASTEFUL EXPLOITATION OR DEGRADATION OF THOSE RESOURCES AND TO MAINTAIN THEM FOR FUTURE NEEDS.

FINDINGS

The Subregion contains a variety of different plant and animal habitats, as well as numerous rare and endangered plant and animal species.

Residents recognize the native oaks as a significant historical, aesthetic and ecological resource which contributes to the distinctive character of many areas of the Mountain Empire Subregion.

Important geological resources are also present which include:

- a) An assortment of land formations, some of which have scenic value;
- b) Groundwater resources; and
- c) Soils of biological significance.

There are significant limitations to groundwater resources, and sewage disposal capabilities are affected by certain soil characteristics.

Numerous archaeological and historical sites have been identified in the Subregion which attest to a rich history of human habitation.

POLICIES AND RECOMMENDATIONS

- 1. All development shall demonstrate a diligent effort to retain as many native oak trees as possible. [R]
- 2. Sewer districts should implement a wastewater reclamation program in areas where groundwater is not abundant. [P]
- 3. Avoid the construction of artificial drainage structures; utilize natural channels and streambeds and require that runoff and drainage be used for groundwater recharging where applicable. [F]
- 4. Floodways shall be maintained in their natural state unless findings can be made that a threat to public safety exists. [GEN]
- 5. Discourage the exportation of more than one acre foot of groundwater from the Potrero basin to areas outside the Potrero watershed. [W, R]
- 6. The dark night sky is a significant resource for the Subregion and appropriate steps shall be taken to preserve it. [R]
- 7. Development shall not adversely affect the habitat of sensitive plant and wildlife species or those areas of significant scenic value. [R]
- 8. The Jacumba Hotel should be restored if at all possible. [R]

7. RECREATION

It is the policy of the Board of Supervisors that all subregional plans shall include a Recreation Element which sets forth Goals, Policies, Priorities, Standards and general locations for parks. (Board Policy No. F-26). The following is intended to give direction and guidelines for providing and fulfilling the requirements of park and recreation needs for the citizens of the Mountain Empire Subregion.

GOAL

SUPPORT RECREATIONAL OPPORTUNITIES TO MEET COMMUNITY NEEDS AND ENRICH THE LIVES OF ALL RESIDENTS BY ESTABLISHING A BALANCED SYSTEM OF RECREATION FACILITIES AND SERVICES.

FINDINGS

The County Local Park Planning Area for the Mountain Empire exceeds the boundaries of the Subregion. The communities of Descanso and Pine Valley are also served by the Laguna/Mountain Empire Local Park Planning Area. For this reason, park facilities and development priorities for Descanso and Pine Valley are included in this Recreation Element.

Existing Regional Park and Recreation Facilities

John Lyons - Lake Morena Park - 3,250 acre lakefront park with facilities for camping, fishing, hiking and entrance to the Pacific Crest Trail. As funds become available, additional water related activities may be developed.

Potrero Park - 60 acres of regional facilities within this 115 acre park. Facilities include group and individual camping, hiking trails, a self-guided nature trail and access to all day use facilities.

Mountain Springs Park - 137 acres of undeveloped land adjacent to Anza-Borrego State Park to be preserved as open space for future needs.

In-Ko-Pah Park - 159.65 acres of undeveloped land also adjacent to Anza-Borrego State Park to be preserved as open space for future needs.

Pine Valley Park - This 17.07 acre park is considered a subregional facility. The large acreage allows the park to be used extensively by local Pine Valley residents and by visitors from the entire Laguna/Mountain Empire Area. Facilities include family and group picnic areas, play areas, ballfields, a tennis court, horseshoe and shuffleboard courts. This facility is maintained by the County Parks Department.

Existing Local Park and Recreation Facilities

Tecate Planning Area

Because of the limited population, there are no existing local park facilities, and none are being currently developed.

Potrero Planning Area

Within the 115 acre Potrero County Park there are 55 acres of local park facilities. Day use facilities include numerous individual and group picnic and barbecue areas, play areas, a softball field, and horseshoe courts. This park is a significant resource which can be adversely affected by development taking place on the area surrounding.

Campo/Lake Morena Planning Area

Campo Stone Store is a parcel of 1.04 acres containing a historic building open for community use.

Campo Community Facilities is a site of 9.53 acres containing a Community Center, Senior Center, athletic field, and swimming pool. Facilities are leased to local community groups by County General Services for public use.

Boulevard Planning Area

Boulevard Fire Department Building - 3.14 acres containing a community use area shared with the Sheriff's Office and the Fire and Rescue headquarters. Facilities are leased to the Fire Department by County General Services. The Fire Department manages the community use area while County General Services provides building maintenance.

Jacumba Planning Area

Jacumba Community Park consists of 1 parcel of about 20 acres of undeveloped land which is intended to be developed with local park facilities.

Descanso Planning Area

Descanso Community Park - This facility is comprised of approximately two acres of local park facilities adjacent to Descanso Elementary School. Facilities include a multi-purpose athletic field, play equipment, and picnic area. The Mountain Empire School District is responsible for park maintenance and operation services as provided by a Joint Powers Agreement with the County.

POLICIES AND RECOMMENDATIONS

1. Through the cooperation of the San Diego County Parks Department and local sponsor groups, the coordination and maximum use of existing recreational facilities shall be undertaken. [DPR]
2. Future development of park and recreation facilities are to be coordinated with the location and needs of local school facilities in order to promote joint use and most effective use of resources. [DPR]
3. So that Park Land Dedication Ordinance Funds may be used to develop local park facilities, County Service Areas, alternative taxing agencies, or other organizations are to be created to provide ongoing park maintenance and operation services for each community requiring park facilities within the

Subregion. [GEN]

4. In order to proceed with any local park improvements, joint powers or cooperative agreements will be required with the effected community organization. These agreements will be prepared when local groups have established maintenance and operation capabilities. [DPR]
5. Future Development - Regional Facilities: As funds become available, additional water related activities may be developed at John Lyons - Lake Morena Park. [DPR]
6. Future Development - Local Facilities: The Mountain Empire Subregion meets the desired standards for available local park land per 1,000 population in 1986. Consequently, County Parks and local Sponsor Group's review of park and recreation needs has concentrated on facility development rather than acquisition. Review of possible future acquisition needs should occur along with large scale development proposals. Facility development is recognized and prioritized as follows and is to occur as staffing, funding and maintenance and operation capabilities become available. [DPR]
 - a. Jacumba - Develop local park facilities at the 20 acre Jacumba Community Park site in accordance with Jacumba Community Service Districts maintenance capabilities and the needs of the citizens of Jacumba.
 - b. Campo - Expand or improve local park facilities at the Campo Community center site leased from the County by the Lake Morena/Campo Fund, Inc. Organization, to meet the needs of the citizens of the Campo Community and the organization's operation and maintenance capabilities.

Establish a local Historical Society Chapter at the Campo Stone Store to enhance and protect its State Historical Designation and to preserve local historical culture, artifacts, and information.
 - c. Boulevard - Establish a local taxing agency such as a Community Services District, to manage operations and maintenance needs for proposed local park facilities. Facilities are to be located at or planned to complement the elementary school site and/or community building in Boulevard. Facilities to be developed to meet the needs of the citizens of the Boulevard community and the community's future ability to operate and maintain them.
 - d. Potrero - Although Potrero Park is a County-owned regional camping park maintained by the County Parks Department, it also has local park day use facilities that are available to Potrero Community residents. However, further improvement to these facilities could occur in accordance with community recreation needs if new facilities do not add County maintenance responsibilities to the park.

- e. Pine Valley - Although Pine Valley Park is a County-owned subregional park maintained by the County Parks Department, it contains local park day use facilities that are available to the Pine Valley Community residents. However, further improvement to these facilities could occur in accordance with community recreation needs if new facilities do not add County maintenance responsibilities to the park.
- f. Descanso - Maintain support for the maintenance and operation services of the fully developed Descanso Community Park in accordance with the needs of the citizens of the Descanso Community.
- g. Tecate - No park facilities are planned for the near term. Park and recreation needs for the community are not expected to be reevaluated until the planning area population or needs exceeds its population projection for the Year 2005. If additional local park land is needed to serve the forecast population, means to acquire additional parkland will be assessed.

7. Standards

The County General Plan Recreation Element recommends the standard of 15 acres of local park land for every 1,000 persons. Aggregate totals for the Mountain Empire Subregion show that it currently has 22.90 acres of local park land for every 1,000 population, but by the year 2005 this will shrink to 8.45 acres per 1,000 population. The breakdown of park acreage by planning area is: [DPR]

<u>Planning Area</u>	<u>1986 Local Park Acreage</u>	<u>1986 Population</u>	<u>2005 Projected Population</u>
Tecate	-----	96	255
Potrero	55.00	514	660
Campo/Lake Morena	10.57	1,714	3,700
Boulevard	3.14	873	2,100
Jacumba	<u>20.00</u>	<u>677</u>	<u>3,800</u>
TOTALS:	88.71	3,874	10,515

- 8. The Jacumba Sponsor Group recommends that Park Land Dedication fees collected from the Ketchum Ranch Specific Plan area be spent for park and recreation facilities within the Jacumba planning area. [DPR]

9. Potrero Regional Park is a significant resource which can be adversely affected by development taking place on the area surrounding it. It is the policy of the County Department of Parks and Recreation to ensure that the integrity of the Park and the recreational experience is carefully considered when development does occur. [DPR]
10. The Boulevard Sponsor Group recommends that Park Land Dedication fees collected from Big Country, the Jen-Kin project, or any other proposed housing projects in that area, be spent for park and recreation facilities within the Boulevard planning area. (See Attachment D) [DPR]

8. ENERGY

GOAL

ENSURE THAT THE CONSERVATION OF NON-RENEWAL ENERGY RESOURCES IS PURSUED IN A WAY THAT IS NOT DETRIMENTAL TO THE RURAL LIFESTYLE.

FINDINGS

Site planting and building design can be used to reduce heating and cooling costs and to provide more comfortable indoor and outdoor living spaces.

Advances in technology are producing energy-effective housing designs and improvements in home energy systems.

POLICIES AND RECOMMENDATIONS

1. New development should utilize alternative energy technologies, especially active and passive solar systems. [GEN]
2. Protected courtyards, porches, arcades, loggias, verandas and overhangs are effective means of shading exterior wall surfaces and windows from direct sun exposure. These elements are easily added to buildings as temperature-moderating elements. An additional benefit is their ability to add character to the building. [GEN]
3. Deciduous trees used on the south and west sides of a building can provide shade in summer while allowing sun penetration in winter. [GEN]
4. Roof overhangs on south-facing walls offer effective protection of window areas from summer sun while admitting lower winter sun rays. [GEN]
5. South-facing courtyards may be used to create protected outdoor spaces, giving the site a more favorable micro climate for year-round activities. [GEN]

9. SCENIC HIGHWAYS

GOAL

ESTABLISH A NETWORK OF SCENIC HIGHWAY CORRIDORS WITHIN WHICH SCENIC, HISTORICAL AND RECREATIONAL RESOURCES ARE PROTECTED AND ENHANCED.

FINDINGS

There are seven scenic corridors identified on the "Scenic Highway System Plan Map" which pass through the Mountain Empire Subregional Plan Area. Four of the corridors are listed as second priority scenic routes in the Scenic Highways Element of the General Plan. These are:

1. Tecate Road, from the Mexican border north to State Route 94;
2. Potrero Valley Road, from State Route 94 to Potrero County Park;
3. Lake Morena Drive from Buckman Springs Road, north to Morena Lake;
4. Oak Drive, from Lake Morena Drive North to Buckman Springs Road.

The remaining corridors are listed as third priority scenic routes. These are:

1. Interstate 8, from State Route 79 east to the Imperial County Line;
2. State Route 94, from State Route 125 to Interstate 8; and
3. Buckman Springs Road, from Lake Morena Drive to State Route 94.

POLICIES AND RECOMMENDATIONS

1. Mitigate the effects of development located within or in clear view of a designated scenic corridor. [R]

POLICY CODE EXPLANATION

The responsibility for carrying out the policies of this community/subregional plan does not lie solely with the Department of Planning and Land Use (DPLU). The cooperation of private property owners, developers, decision-makers and numerous other entities both public and private is necessary to make these policies successful.

A code has been placed at the end of each policy in the plan text which identifies it with the County department or the sub-departmental section of the Department of Planning and Land Use which would be most likely to take the lead in carrying out the policy (see below). In addition, there is a category for those policies that are of general concern to all persons or groups that might be involved in development or plan implementation.

This approach can make detailed information regarding policies easier to locate and it can aid staff in charting the progress of the plan.

CODE

GEN	Policy of General Application
DPW	Department of Public Works
DPR	Department of Parks and Recreation
DHS	Department of Health Services
DPLU	Department of Planning and Land Use
F	- Facilities Planning
E	- Economics and Demographics
Pr	- Process Simplification
G	- Graphics Section
W	- Water Section
S	- Systems Coordination and Data Processing
T	- Transportation Planning Section
I	- Plan Implementation Section
Sp	- Special Projects Section
P	- Plan Development Section
R	- Regulatory Division
B	- Building Codes Enforcement
Z	- Zoning Codes Enforcement

FREQUENT\ELE-TXT\MTNEMPIRE-2000